



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-33

LEGISTAR: #20150818

**PROPERTY OWNER/APPLICANT: Roswell Street Baptist Church
774 Roswell Street
Marietta, GA 30060**

**PROPERTY ADDRESS: 767 Roswell Street;
774 Roswell Street**

PARCEL DESCRIPTION: Land Lots 1232 & 1236, District 16

AREA: 0.37 acres

COUNCIL WARD: 1A

EXISTING ZONING: Unzoned right-of-way

REQUEST: CRC (Community Retail Commercial)

**FUTURE LAND USE MAP
RECOMMENDATION: N/A**

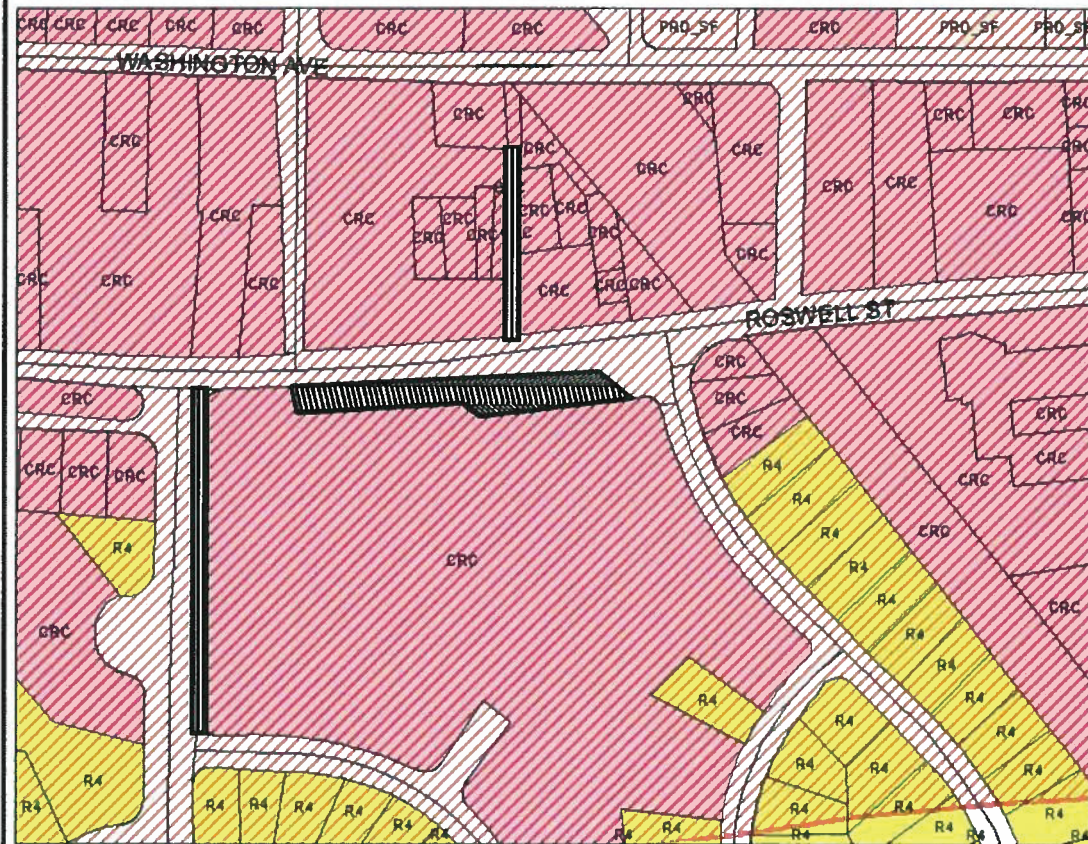
REASON FOR REQUEST: City of Marietta is seeking to rezone the unzoned public right of way located along Roswell Street.

PLANNING COMMISSION HEARING: Tuesday, October 6th, 2015 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, October 14th, 2015 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map



Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL	R-1 One Unit/Acre	16	12130	RoW	RoW	CRC
	R-2 Two Units/Acre	16	12350	RoW	RoW	CRC
	R-3 Three Units/Acre	16	12360	RoW	RoW	CRC
	R-4 Four Units/Acre					
ATTACHED FAMILY RESIDENTIAL						
COMMERCIAL	RC-1 One Unit/Acre					
	RC-2 Two Units/Acre					
	RC-3 Three Units/Acre					
	RC-4 Four Units/Acre					
PLANNED RESIDENTIAL DEV.						
MULTI-FAMILY RESIDENTIAL						
INDUSTRIAL						
OFFICE						
PARKING						

Comments:

Portions of 10' unnamed alley, Roswell St, and Victory Drive right-of-way

Date: 8/28/15

Planning & Zoning
Department



PICTURES OF PROPERTY



767 Roswell Street



774 Roswell Street – along Victory Drive



774 Roswell Street – R-O-W



R-O-W continued along 774 Roswell Street

STAFF ANALYSIS

Location Compatibility

The owner, Roswell Street Baptist Church, is seeking to assign a zoning classification to the public right of way along Roswell Street that was abandoned by the City of Marietta and swapped with the owner for needed right-of-way. A public hearing on the proposed abandonment of the right of way will also be held by the City Council at the October 14, 2015 meeting. The surrounding properties are zoned CRC (Community Retail Commercial) and R-4 (Single Family Residential - 4 units/ac). The purpose of this rezoning application is to assign a zoning classification of CRC to the unzoned right-of-way so that it may be used for the Roswell Street Improvement Project.

Use Potential and Impacts

Historically, Roswell Street has been a main commercial arterial road leading through the City of Marietta, and it has been heavily used by both motorists and pedestrians. The area of right-of-way located at 767 Roswell Street is an alley and the area of right-of-way located at 774 Roswell Street is used for landscaping and parking.

Since the property is currently public right-of-way, it does not have a Future Land Use designation. However, the future land use for the surrounding area is CSI (Community Service & Institutional) and CAC (Community Activity Center), which is intended for areas that provides a service or good for the communities. The CRC zoning district is a compatible zoning for properties with a designation of CAC. Although CRC zoning is not specifically compatible with the CSI designation, it is appropriate since the surrounding properties share the same zoning and purpose to provide goods and services including professional offices.

Environmental Impacts

There should be no additional environmental impacts caused by the conversion of this land to be used for the Roswell Street Improvement Project.

Economic Functionality

The transfer of ownership and responsibility of this property will be beneficial to both the property owners and the City.



STAFF ANALYSIS CONTINUED

Infrastructure

The rezoning of this right of way should not affect any public infrastructure in the area.

History of Property

Since this property was previously a public right-of-way, there is no history of any variances, rezonings, or Special Land Use Permits for this property.

Other Issues

Roswell Street Baptist Church is generally aware that some issues on their property may need to be addressed by variances; and the City of Marietta will assist the Church in identifying any such variances.

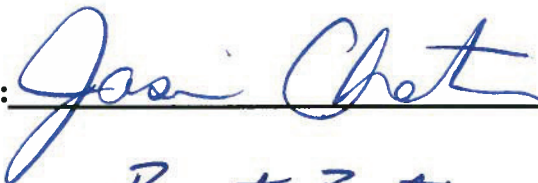



ANALYSIS & CONCLUSION

The owner, Roswell Street Baptist Church, is seeking to assign a zoning classification to the public right of way along Roswell Street that was abandoned by the City of Marietta and swapped with the owner for needed right-of-way. A public hearing on the proposed abandonment of the right of way will also be held by the City Council at the October 14, 2015 meeting. The surrounding properties are zoned CRC (Community Retail Commercial) and R-4 (Single Family Residential - 4 units/ac). The purpose of this rezoning application is to assign a zoning classification of CRC to the unzoned right-of-way so that it may be used for the Roswell Street Improvement Project.

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Prepared by: 

Approved by: 



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	---
Size of the water line?	6 inch
Capacity of the water line?	Variable based on condition of main
Approximate water usage by proposed use?	Unknown- need additional data

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	---
Size of the sewer line?	6 inch
Capacity of the sewer line?	Variance
Estimated waste generated by proposed development?	Unknown- need additional data
Treatment Plant Name?	R.L. Sutton WRF
Treatment Plant Capacity?	Cobb Water must confirm
Future Plant Availability?	Cobb Water must confirm



DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?	No
What percentage of the property is in a floodplain?	NA
What is the drainage basin for the property?	Sope Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	---
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	---
Are the storm water issues related to the application?	---
Potential presence of endangered species in the area?	No

Transportation

What is the road effected by the proposed change?	Roswell Street
What is the classification of the road?	Arterial
What is the traffic count for the road?	NA
Estimated number of cars generated by the proposed development?	---
Estimated number of trips generated by the proposed development?	---
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	Yes
If yes, what are they?	Roswell Street improvements

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DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	City Station #52 – 149 Dodd Street
Distance of the nearest station?	0.6 miles
Most likely station for 1 st response?	City Station #52 – 149 Dodd Street
Service burdens at the nearest city fire station (under, at, or above capacity)?	N/A

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes x No

If not, can this site be served? Yes No

What special conditions would be involved in serving this site?

Additional comments:



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Phone (770) 794-5440
Brian Binzer, AICP, Director

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

Application #: 22015-33 Registrar #: 20150818

Planning Commission Hearing: 10/6/15 City Council Hearing: 10/14/15

Owner's Name ROSWELL ST BAPTIST CHURCH Email Address: Perry/Sapp@RoswellStreet.com

Mailing Address 724 Roswell St Zip Code: 30060 Telephone Number 7-424-9800

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: _____

Mailing Address _____ Zip Code: _____

Telephone Number _____ Email Address: _____

Address of property to be rezoned: 774 & 767 Roswell St CS1/

Land Lot (s) 12326/1232 District 14 Parcel N/A Acreage 0.37 Ward 5A Future Land Use: CAC

Present Zoning Classification: N/A Proposed Zoning Classification: CRA
EXISTING R/W

REQUIRED INFORMATION

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

- ALL** rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. **The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.**
- Legal Description. Legal description must be in a WORD DOCUMENT.
- Application fee (\$500)
- Copy of the deed that reflects the current owner(s) of the property.
- Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
- Plat/survey showing the dimensions, acreage, location of the tract(s) and utility easements prepared by an architect, engineer (P.E. or Civil Engineer), landscape architect or land surveyor whose state registration is current and valid and whose seal shall be affixed to the plat/survey.
- Site plan (25 copies, drawn to scale) prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
 - One copy scaled to an 8 1/2" X 11" size
 - Specific use or uses proposed for the site
 - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
 - Detention/retention areas
 - Public or private street(s) - right of way and roadway widths, approximate grades
 - Location and size of parking area with proposed ingress and egress
 - Specific types and dimensions of protective measures, such as buffers
 - Landscaping
 - Wetlands and 100 year floodplain
- A detailed written description of the proposed development / project must be submitted with the rezoning application.

The purpose of this rezoning application is to zone the right-of-way that is being abandoned by the City and swapped with the applicant for needed right-of-way for the Roswell Street Improvement Project per the Settlement Agreement between the City and Roswell Street Baptist Church. All Zoning conditions from the October 2009 Rezoning are to remain in place.

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: September 18, 2015

**PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, CODE AMENDMENTS, AND
VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held on the following rezonings and code amendment by the Planning Commission on **Tuesday, October 6, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, October 14, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

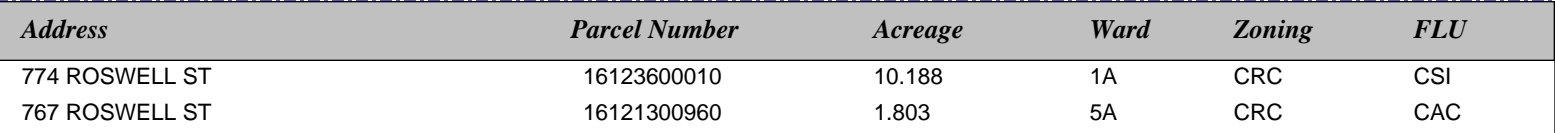
Z2015-33 [REZONING] CITY OF MARIETTA requesting rezoning for property located in Land Lots 1213, 1235, 1236, District 16, 2nd Section, Marietta, Cobb County, Georgia, and being known as portions of 10' unnamed alley, Roswell Street right-of-way, and Victory Drive right-of-way) from unzoned to CRC (Community Retail Commercial). Wards 5A and 1A.

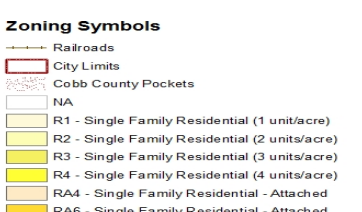
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

For additional information please call the Planning and Zoning Office (770) 794-5669.

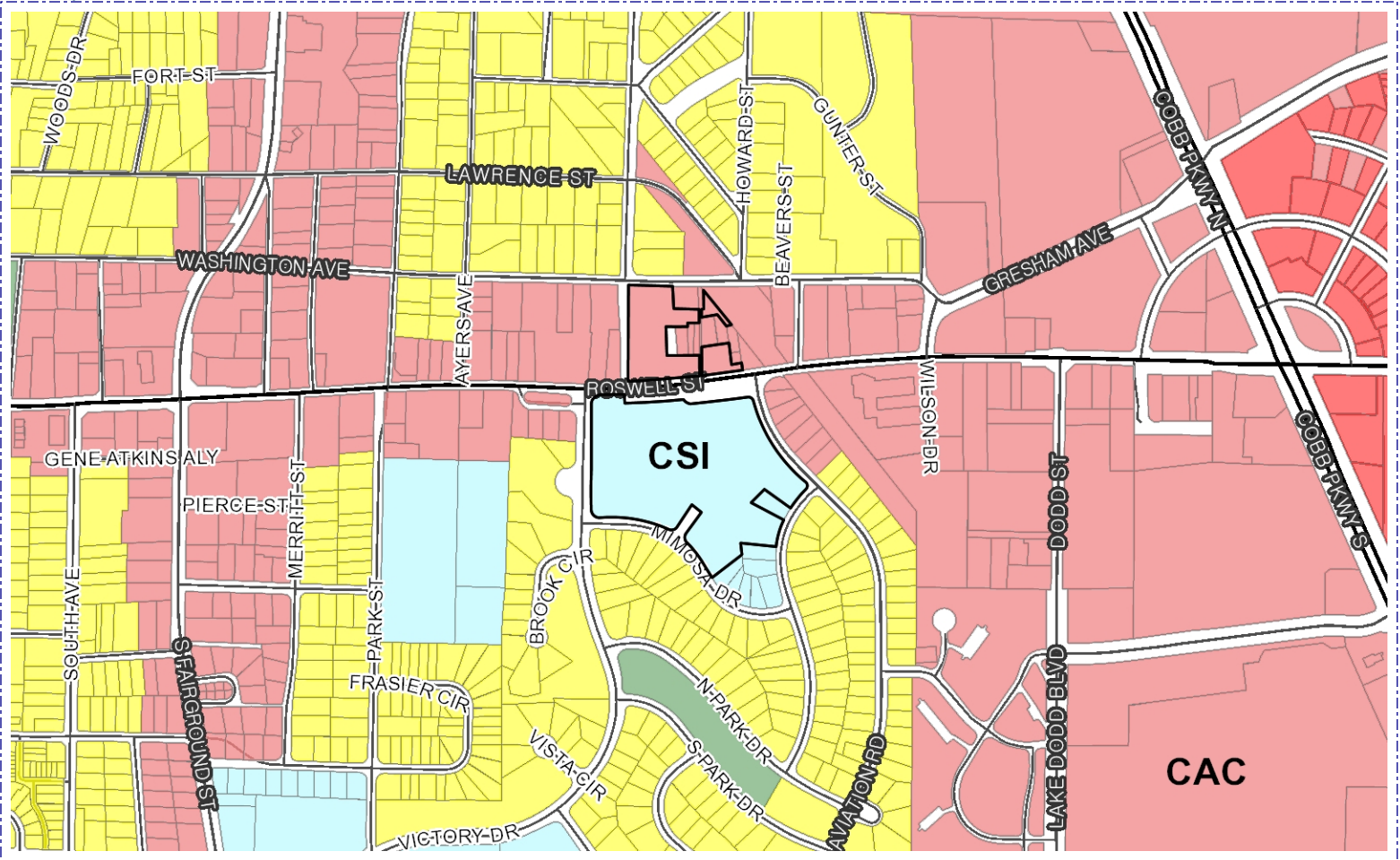
Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.


















City of Marietta
205 Lawrence Street
Marietta, Georgia 30060



Property Owner:	Roswell Street Baptist Church		Zoning Symbols 
Applicant:			
Proposed Zoning:	Unzoned ROW to CRC		
Agent:			
Proposed Use:			
Planning Commission Date:	10/06/2015		
City Council Hearing Date:	10/14/2015	Case Number: Z2015-33	
City of Marietta Planning & Zoning			

Future Land Use

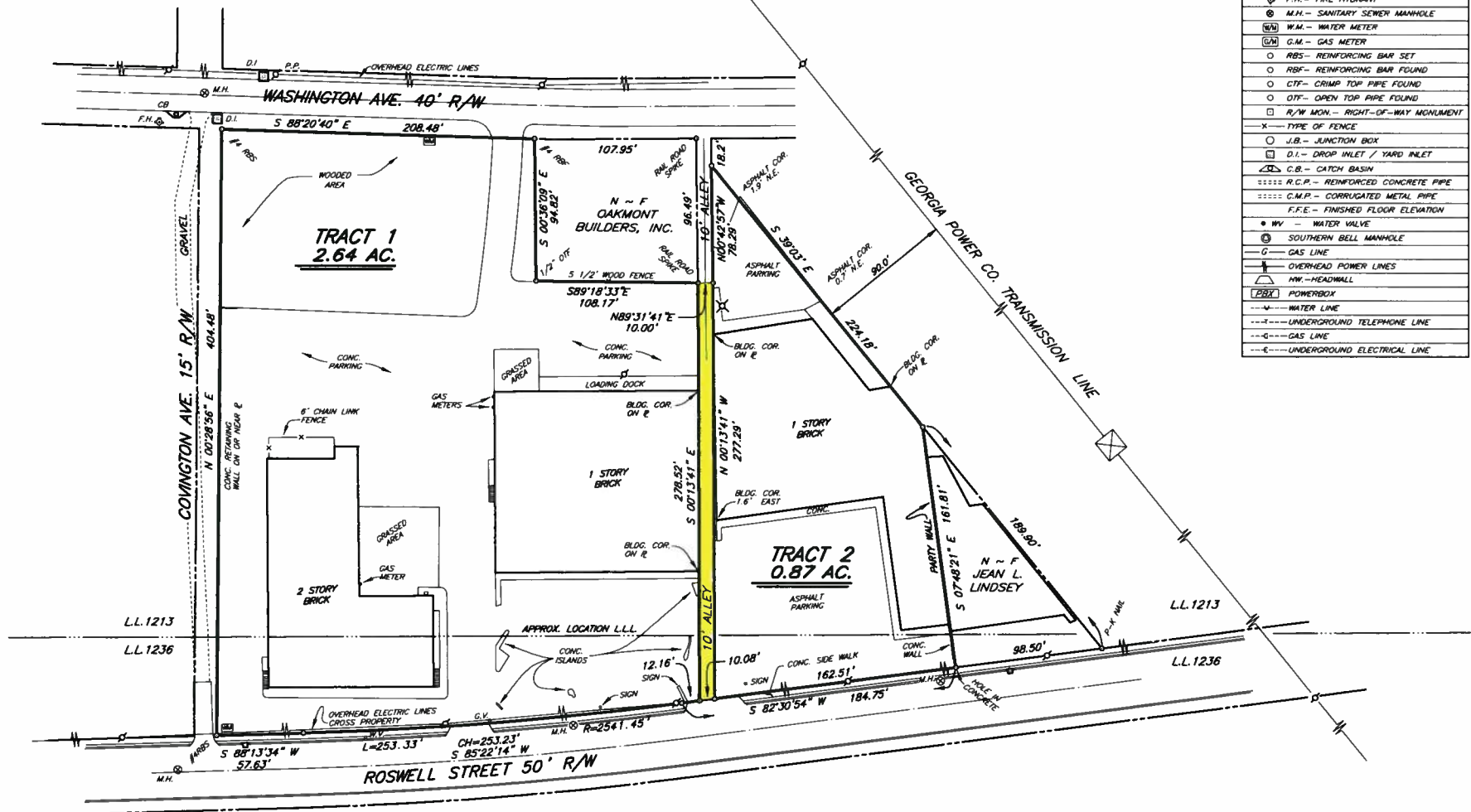


Address	Parcel Number	Acreage	Ward	Zoning	FLU
774 ROSWELL ST	16123600010	10.188	1A	CRC	CSI
767 ROSWELL ST	16121300960	1.803	5A	CRC	CAC
Planning Commission Hearing Date: 10/06/2015				Future Land Use Symbols  Railroads  City Limits  Cobb County Pockets  RAC - Regional Activity Center  CAC - Community Activity Center  NAC - Neighborhood Activity Center  CBD - Central Business District  MXD - Mixed Use Development  CSI - Community Service and Institutional  HDR - High Density Residential  MDR - Medium Density Residential  LDR - Low Density Residential  OSC - Open Space / Conservation  PR - Parks / Recreation  IW - Industrial Warehousing  IM - Industrial Manufacturing  TCU - Transportation and Utilities	
City Council Hearing Date: 10/14/2015					
Future Land Use: CAC/CSI					
Case Number:					
Comments:					
City of Marietta Planning & Zoning					



Address	Parcel Number	Acreage	Ward	Zoning	FLU
774 ROSWELL ST	16123600010	10.188	1A	CRC	CSI
767 ROSWELL ST	16121300960	1.803	5A	CRC	CAC

Property Owner:	Roswell Street Baptist Church	<div>Legend</div> <div><div><div></div></div>Railroads</div> <div><div></div></div> City Limits <div><div></div></div> Cobb County Pockets
Applicant:		
City Council Hearing Date:	10/14/2015	
Planning Commission Hearing Date:	10/06/2015	
BZA Hearing Date:	Case Number: Z2015-33	
Comments:		
City of Marietta Planning & Zoning		



SURVEY REFERENCES :

DEED BOOK 5970 PG. 498-500
 DEED BOOK 6327 PG. 476
 DEED BOOK 3383 PG. 200-201
 DEED BOOK 13321 PG. 1845
 PLAT BOOK 9 PG. 119
 PLAT BOOK 9 PG. 151
 PLAT BOOK 12 PG. 66

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

#4 REBARS FOUND OR SET AT ALL CORNERS UNLESS OTHERWISE NOTED

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130226 MAP NUMBER 13087 C 0055 F DATED AUGUST 18, 1992.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER : LINEAR PRECISION OF TRAVERSE : 1/40,481 ; ANGULAR ERROR : 4" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT : 1/192,912. MATTERS OF TITLE ARE EXCEPTED.



THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.



DATE : 7-1-02 REVISIONS
 SCALE : 1" = 50'
 DRAWN BY : NW
 CHECKED BY : CAE/NW
 271/104/ROSWSTBND

GASKINS SURVEYING & ENGINEERING COMPANY

1266 POWDER SPRINGS ROAD PHONE: 770-424-7168
 MARIETTA, GEORGIA 30064 FAX: 770-424-7593
 www.gaskinsurvey.com

SURVEY FOR :
**SOUTHERN NATIONAL BANK,
 LAWYERS TITLE INSURANCE CO. &
 ROSWELL STREET BAPTIST CHURCH, INC.**

LOCATED IN L.L. 1213 & 1236
 16th. DISTRICT, 2nd SECTION
 COBB COUNTY, GA.
 CITY OF MARIETTA

PLAT 767

Now or Formerly
Roswell Street Baptist Church
767 Roswell Street
Page 2 of 2

CURVE 3
PI STA. 115+03.51
N= 1437267.4910
E= 2186505.5360
Δ = -10°28'29"
DEG= 01°48'30"
R= 3168.43'
T= 290.43'
L= 579.24'
E= 13.28'
S.E.= RC

767 ROSWELL STREET

ETTA FLOWER SHOP
STORY BRICK

CURVE 3

N82°19'13"E

ROSWELL STREET

117+88.99
41.93'

PT 117+92.32

10' ALLEY

CURVE B

117+99.13
42.00'

EXIST. R/W

EXIST. R/W

ASPHALT
PARKING

ASPHALT
PARKING

TRACT 2

N0°32'52.6"W
276.95'

S0°27'47.1"E
275.44'

118+23.56
316.61'

S89°32'29.7"E
10.42'

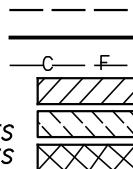
118+32.95
315.27'

CURVE B

Δ = 0°11'50"
DEG= 1°57'09"
R= 2934.52'
T= 5.05'
L= 10.09'
E= 0.004'
LC= 10.09'
CB= S81°55'14.3"W

See Page 1 for Summary of Right of Way.

EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES



BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
R/W AND LIMIT OF ACCESS
PROPERTY LINE



ATKINS

Note: This is a sketch of the subject property prepared from survey, deed and tax map information and is not a Surveyed Boundary Plat.

Sketch of Right of Way Required by
the City of Marietta Georgia
to the Property of

Roswell Street Baptist Church

Located in the
2nd Section Land District 16
Land Lot 1213, 1236
Cobb County, Georgia

REV 09/04/15
RSBC_EX15-RW2.DGN

LEGEND	
P.P. - POWER POLE	C.B. - CATCH BASIN
L.P. - LIGHT POLE	R.C.P. - REINFORCED CONCRETE PIPE
F.H. - FIRE HYDRANT	C.M.P. - CORRUGATED METAL PIPE
S.M. - SANITARY SEWER MANHOLE	F.F.E. - FINISHED FLOOR ELEVATION
W.M. - WATER METER	W.V. - WATER VALVE
G.M. - GAS METER	S.C. - STREET CLEAN OUT
R.S. - REINFORCING BAR SET	T.M. - TELEPHONE MANHOLE
R.P. - REINFORCING BAR FOUND	U.E.L. - UNDERGROUND ELECTRICAL LINE
C.P. - GROUP TOP PIPE FOUND	O.P.L. - OVERHEAD POWER LINES
O.P. - OPEN TOP PIPE FOUND	M.B. - HEADWALL
R/W M.O. - RIGHT-OF-WAY MONUMENT	P.B. - POWER BOX
T.F. - TYPE OF FENCE	W.R.L. - WIRE LINE
J.B. - JUNCTION BOX	U.T.L. - UNDERGROUND TELEPHONE LINE
D.I. - DROP INLET / YARD INLET	G.L. - GAS LINE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Christopher A. Evans
CHRISTOPHER A. EVANS; G.L.S. #2784

THE UNDERSIGNED, AS PUBLIC WORKS DIRECTOR OF THE CITY OF MARIETTA, GEORGIA, HEREBY APPROVES THIS EXEMPTION PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY.

PUBLIC WORKS DIRECTOR
CITY OF MARIETTA, GEORGIA

THE UNDERSIGNED, AS DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF MARIETTA, GEORGIA, HEREBY APPROVES THIS EXEMPTION PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY.

DEVELOPMENT SERVICES DIRECTOR
CITY OF MARIETTA, GEORGIA

"THE APPROVAL OF THIS PLAT SHALL NOT CONSTITUTE A RELEASE OF ANY RIGHT, TITLE OR INTEREST CURRENTLY OR PREVIOUSLY HELD BY THE CITY OF MARIETTA, INCLUDING ANY EASEMENT, RIGHT-OF-WAY OR OTHER INTEREST IN THE REAL PROPERTY. THE CITY HEREBY RETAINS ANY AND ALL CURRENT OR PREVIOUS INTEREST IN SAID PROPERTY."

EXEMPTION PURPOSE STATEMENT NOTES

- THE PURPOSE OF THIS SURVEY IS TO COMBINE THE FOLLOWING PARCELS INTO ONE PARCEL OF 10.19 ACRES, TAX ID #16 12360 0010 TO BE KNOWN AS 774 ROSWELL STREET:
 - 16 12360 0010 (88 PARKVIEW DRIVE)
 - 16 12360 0060 (822 ROSWELL STREET)
 - 16 12360 0060 (812 ROSWELL STREET)
 - FORMER R/W OF HILL COURT GRANT CLAIMED FROM CITY OF MARIETTA
 - 16 12360 0250 (785 AMMOGA DRIVE)
 - 16 12360 0250 (783 AMMOGA DRIVE)
 - 16 12360 0150 (113 PARKVIEW DRIVE)
 - 16 12360 0140 (104 PARKVIEW DRIVE)

PROPERTY ADDRESSES

- 88 PARKVIEW DRIVE - VICTORY HEIGHTS LOT 184 - OLIE & HAYES
- 822 AMMOGA DRIVE - VICTORY HEIGHTS LOT 185 - ROSWELL STREET BAPTIST CHURCH
- 122 PARKVIEW DRIVE - VICTORY HEIGHTS LOT 182 - ROSWELL STREET BAPTIST CHURCH

EXEMPTION NOTES

- EXISTING STRUCTURES ON PROPERTY ARE TO BE RETAINED.

PRESENT ZONING - CRC (AUGUST 2005 PER Z2005-27)
MIN. FRONT YARD - SITE PLAN SPECIFIC PER Z2005-27
MIN. SIDE YARD - SITE PLAN SPECIFIC PER Z2005-27
MIN. REAR YARD - SITE PLAN SPECIFIC PER Z2005-27
MIN. LOT SIZE = 20,000 SQ. FT.
TOTAL AREA = 10.77 ACRES
MINIMUM LOT WIDTH = 100'
MAXIMUM IMPERVIOUS SURFACE: 95% PER Z2005-27
OPEN SPACE REQUIREMENT: 5% PER Z2005-27

OWNER/DEVELOPER
ROSWELL STREET BAPTIST CHURCH
774 ROSWELL STREET
MARIETTA, GA 30060-2050
(770) 424-8600
CONTACT: DR. JOHN CROOKS
MINISTER OF ADMINISTRATION

SIGNATURE _____ DATE _____

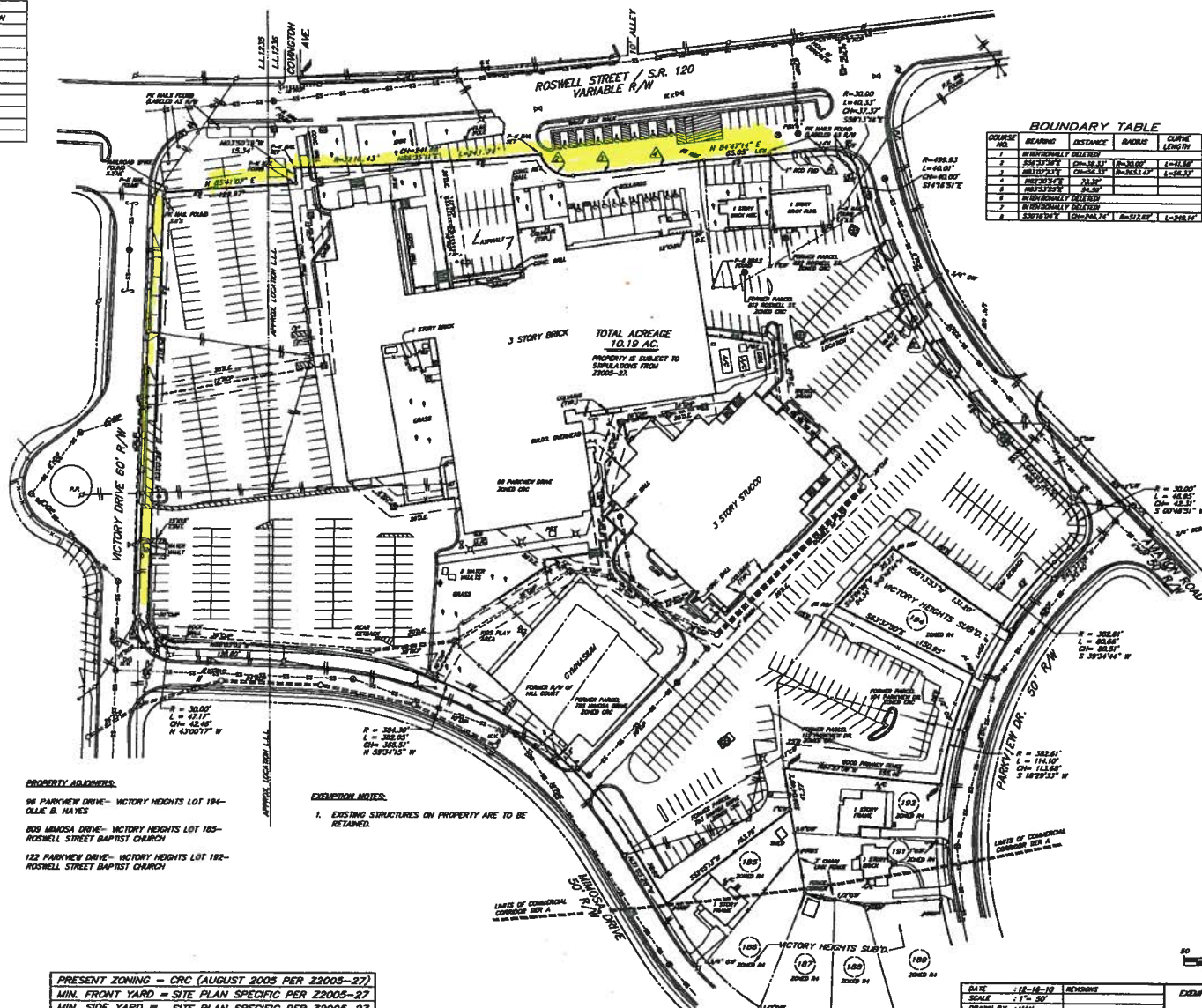
ENGINEER/SURVEYOR
GASKINS
1006 POND SPRINGS ROAD
MARIETTA, GA 30064
(770) 424-7165
CONTACT: MATT NOEL



DATE: 12-16-10
SCALE: 1" = 50'
DRAWN BY: JMM
CHECKED BY: GAE
FIELD BOOK: 1371

Gaskins
SURVEYING & ENGINEERING
1006 POND SPRINGS ROAD
MARIETTA, GA 30064
(770) 424-7165
CONTACT: MATT NOEL

EXEMPTION PLAT FOR:
ROSWELL STREET BAPTIST CHURCH
774 ROSWELL STREET
LOCATED IN L.L. 1232 & 1234
16th DISTRICT, 2nd SECTION
CITY OF MARIETTA
COBB COUNTY, GA.



PLAT 774

Now or Formerly
Roswell Street Baptist Church
774 Roswell Street
Page 1 of 3

ROSWELL STREET

VICTORY DRIVE

774 ROSWELL STREET
ROSWELL STREET
BAPTIST CHURCH

Abandoned Right of Way: Tract 1 = 2140 SF (0.049 AC)
Tract 2 = 11172 SF (0.257 AC)
Total = 13312 SF (0.306 AC)

Note: This is a sketch of the subject property prepared from survey, deed and tax map information and is not a Surveyed Boundary Plat.

EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

C F

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
R/W AND LIMIT OF ACCESS
PROPERTY LINE

SCALE IN FEET

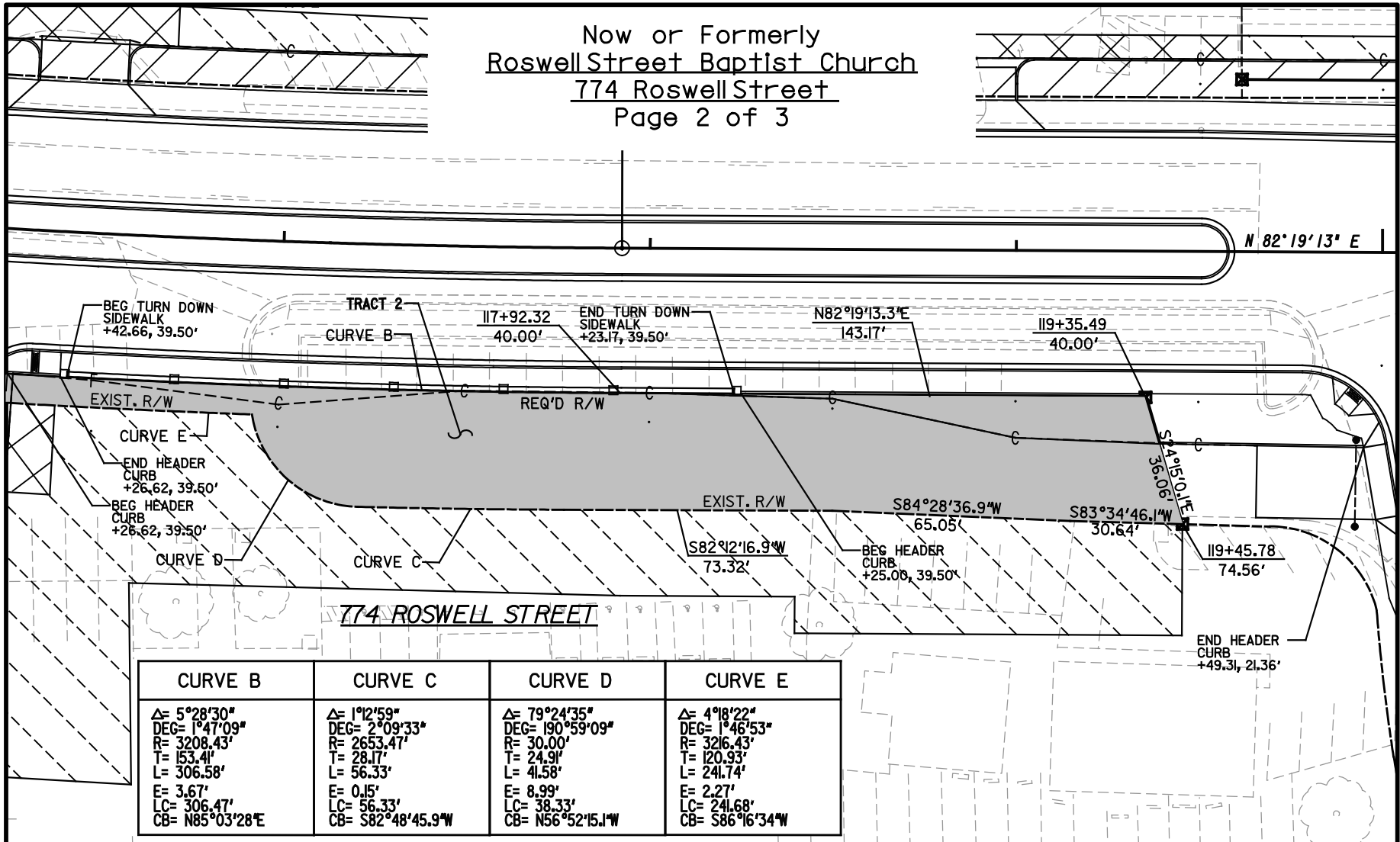
ATKINS

Located In the
2nd Section Land District 16
Land Lot 12360
Cobb County, Georgia

REV 07/15/14
RSBC_RWI_DGN

REV 07/15/14
RSBC_RWI.DGN

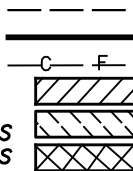
Now or Formerly
Roswell Street Baptist Church
774 Roswell Street
Page 2 of 3



CURVE B	CURVE C	CURVE D	CURVE E
Δ= 5°28'30"	Δ= 1°12'59"	Δ= 79°24'35"	Δ= 4°18'22"
DEG= 1°47'09"	DEG= 2°09'33"	DEG= 190°59'09"	DEG= 1°46'53"
R= 3208.43'	R= 2653.47'	R= 30.00'	R= 3216.43'
T= 153.41'	T= 28.17'	T= 24.91'	T= 120.93'
L= 306.58'	L= 56.33'	L= 41.58'	L= 241.74'
E= 3.67'	E= 0.15'	E= 8.99'	E= 2.27'
LC= 306.47'	LC= 56.33'	LC= 38.33'	LC= 241.68'
CB= N85°03'28"E	CB= S82°48'45.9"W	CB= N56°52'15.1"W	CB= S86°16'34"W

See Page 1 for Summary of Right of Way.

EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES



Note: This is a sketch of the subject property prepared from survey, deed and tax map information and is not a Surveyed Boundary Plat.

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
R/W AND LIMIT OF ACCESS
PROPERTY LINE

Sketch of Right of Way Required
by the City of Marietta Georgia
to the Property of

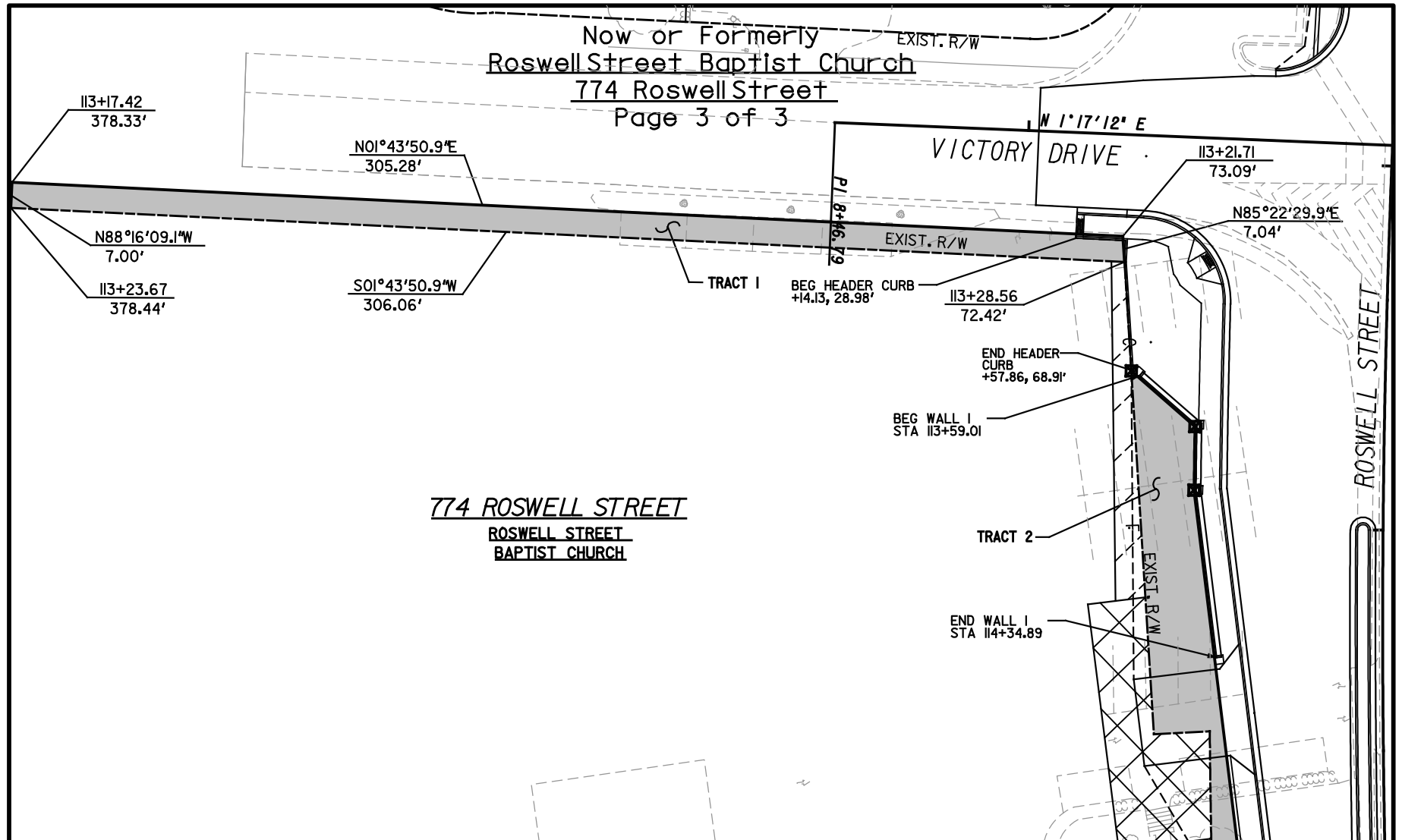
Roswell Street Baptist Church

Located in the
2nd Section Land District 16
Land Lot 12360
Cobb County, Georgia

ATKINS

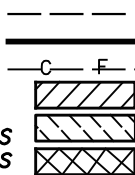
REV 07/15/14
RSBC_RW2.DGN

Now or Formerly
Roswell Street Baptist Church
774 Roswell Street
Page 3 of 3



See Page 1 for Summary of Right of Way.

EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
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BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
R/W AND LIMIT OF ACCESS
PROPERTY LINE



ATKINS

Sketch of Right of Way Required
by the City of Marietta Georgia
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Roswell Street Baptist Church

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REV 07/15/14
RSBC RW3.DGN